

**GENERAL TERMS OF AMENDMENTS TO AND ASSUMPTION OF THE TRUIST STADIUM LEASE AGREEMENTS AND AMENDED AND RESTATED INCENTIVES AGREEMENT**

Truist Stadium Lease Agreements

The following general terms include provisions to consolidate DBH Winston Salem, LLC's obligations under the Stadium Land and Improvements Lease and the Stadium Improvements Sublease.

- Amend the Stadium Land and Improvements Lease Agreement to include the Cessation of Use Penalty. The penalty would require the buyer to repay the City the amount of \$8.5 million, which is considered the "Public Stadium Investment" (less any ticket surcharge paid).
- Keep the PILOT and letter-of-credit requirements in the Stadium Land and Improvements Lease.
- Assign the Stadium Land and Improvements Lease and Stadium Improvements Sublease to DBH Winston Salem, LLC.
- Amend the Stadium Improvements Sublease to include certain non-disturbance provisions.

Amended and Restated Incentives Agreement

The following amendment would consolidate DBH Winston Salem, LLC's obligations under the Stadium Land and Improvements Lease and the Stadium Improvements Sublease.

- Amend the Amended and Restated Incentives Agreement to remove the PILOT, letter-of-credit requirements, and Cessation of Use Penalty.
- Remove the public park requirement as a technical adjustment.